



बैंक ऑफ़ बड़ौदा

Bank of Baroda



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Total Dues	Date & Time of E-auction	Reserve Price, EMD and Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	<u>Borrower:</u> Ms. Angayarkanni Flat no. F1, 1 st Floor, Plot No.56A, Balaji Avenue, Nandhivaram – 603 202.	Rs.58,24,961.49/- (Rupees Fifty-Eight Lakh Twenty-Four Thousand Nine Hundred and Sixty One and paise Forty Nine Only) as on 12-07-2026 plus further interest from 12-07-2026 and other legal expenses	08-08-2026 2.00 p.m. to 6:00 p.m.	Rs.41,09,000/- Rs.4,10,900/- Rs.25,000/-	Constructive	29-07-2026 1:00 P.M TO 05:00 P.M
2	and also at, Ms.Angayarakanni C-18, 2 nd Floor, 3/148, Solai Apartment, Manapakkam, Mount Poonamalle High Road, Nandambakkam,Chennai – 600 089.					

Regional Office Stressed Asset Recovery Branch (ROSARB), Chennai Rural Region, No: 123, Mezzanine Floor, Dugar Towers, RL Road, Egmore
Chennai – 600008: Phone: 044-28885428, E-mail: sarcmr@bankofbaroda.com; Web: www.bankofbaroda.com.





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Description of the property

Schedule -A

All that piece and parcel of landed property the bearing Plot No.56 in the layout named known as "Balaji Avenue" Approval No.C.S.A.R/D.T.P.M-87-494/L.P/341, comprised in Old Survey No.378/1A. Old Patta No.5380, New Patta No.9279 as per Patta New Survey number No.378/7 and morefully described in schedule mentioned property, situated at NANDHIVARAM VILLAGE, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District.

Building approved Plot No.56A: Ka.vu.No.22/2017-2018, ka.vu.No.235/2017, on 19-05-2017 executive officer, Nandhivaram – Guduvancherry Town panchayat.

Building approved Plot No.56B: Ka.vu.No.13/2017-2018, ka.vu.No.231/2017, on 31-05-2017 executive officer, Nandhivaram – Guduvancherry Town panchayat.

Bounded on the: -

North By : 23 Feet Road,
South By : Plot Nos.57 & 58,
East By : Vacant Land,
West By : 40 Feet Road

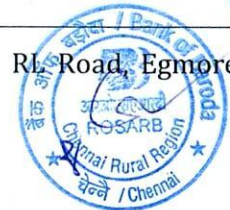
Measuring on the: -

North By : 65 Feet
South By : 73 1/2 Feet
East By : 60 Feet
West By : 60 Feet

In all admeasuring 4155 Sq.ft.,

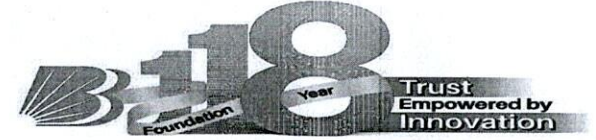
Lies within the Sub-Registration District of Tambaram and in the Registration District of Guduvancherry.

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Schedule -B
(Property hereby Conveyed)

403.50 Sq.ft., undivided share of Vacant land out of Total Extent of 4155 Sq.ft., in the Plot No.56 situated at Flat No.F-1, in the First Floor, having build up area 1004Sq.ft., with common area, (including one covered car parking, together with common area (E.B Connection No.09-583-003-1796)

And lies within registration district of Tambaram and sub registration district of Guduvancherry.

The property is not in Physical Possession of the Bank and Auction purchaser has to comply with the following terms and conditions in addition to the standard terms and conditions of sale:

- Property is in Symbolic Possession and Bidder is purchasing the property in Symbolic Possession at his/own risk and responsibility.
- Bank will hand over possession of the property symbolically only and successful Auction bidder/purchaser will not claim physical possession from the Bank.
- Bank will not be responsible, or duty bound for handing over of physical possession
- Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- Successful Auction Purchaser has to submit the Declaration cum Undertaking confirming the above terms and conditions (a to d) mentioned in the above terms and conditions immediately after e-Auction.

Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited.



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For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and online Auction portal <https://baanknet.com>. Also, prospective bidders may contact the authorized officer on Tel No **044-28885428**, Mob: 8940056367

SCAN HERE
For detailed terms and



Date : 15-07-2026
Place: Chennai


Sudhir Kumar Barnwal
Authorised Officer, Bank of Baroda



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